ADD2014-00127 Lee County ePlan

Deviations and Justifications

The following deviations are requested in addition to the previously approved deviations:

6. Model homes and model units (Per Lee Co. LDC 34-1954(d)(1) Deviation from the model home limitation of three years to allow model units until the last lot is sold.

Based on the recent history of the real estate market, the buildout of this project will likely take longer than three years. To avoid having to pursue extensions to the three year limitation, the applicant is requesting this deviation.

7. Model Homes and Model Units (Per Lee Co. LDC 34-1954(f) Deviation from the requirement to provide parking onsite for model homes to allow parking for model homes to be located across the internal road as noted on MCP.

Since these model homes will ultimately be sold, the applicant is requesting this deviation to allow the model homes to be built on lots without additional parking areas on site. Providing a parking area across the internal accessway would create economies of scale by providing parking in a single area rather than on each model home site. And it would avoid having to tear up the additional parking provided on the lot.

8. Hardened Shorelines (Per Lee Co. LDC 10-418(3) Deviation from the requirement for hardened shorelines to allow the existing rip-rap around the entire lake.

The existing riprap was previously approved through DOS990910400D which included cross sections for the rip rap. The existing riprap has mangroves around the riprap would fulfil the littoral planting requirements.

NOTE: the format used for the deviations mimic the previous format used.